

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

In Re:	:	
	:	Chapter 13
Natalya Zhuiko	:	Case No. 20-13912-MDC
	:	
Debtor,	:	
-----	:	
Wilmington Savings Fund Society, FSB, as	:	
Trustee for Upland Mortgage Loan Trust A	:	
	:	
Movant,	:	
v.	:	Hearing: February 2, 2021 at 10:30 a.m.
	:	Courtroom # 2
Natalya Zhuiko	:	
	:	
Debtor,	:	
and	:	
	:	
William C. Miller, Esquire	:	11 U.S.C. §362(d) and §1301
	:	
Trustee,	:	
and	:	
	:	
Oleg Zhuiko	:	
	:	
Party-in-Interest	:	
	:	
Respondents.	:	
	:	

ORDER MODIFYING §362 AUTOMATIC STAY AND §1301 CODEBTOR STAY

AND NOW, upon the Motion of PARKER McCAY P.A. Attorneys for Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust A (“Movant”) under Bankruptcy Code section 362(d) for relief from the automatic stay and section 1301 co-debtor stay as to certain real property as hereinafter set forth, and for cause shown;

IT IS ORDERED:

1. The automatic stay of Bankruptcy Code section 362(a) and co-debtor stay of section 1301 are vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant's rights in the following property described below to the extent and in the manner provided by any applicable contract documents and non-bankruptcy law.

350 Laurel Oaks Drive, Langhorne, PA 19047

2. Rule 4001(a)(3) is not applicable and Movant may immediately enforce and implement this Order granting relief from the automatic stay.

3. The Notice and filing requirements of FRBP 3002.1(b & c) are no longer applicable to Movant's claim.

4. All communications sent by Secured Creditor in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtor.

BY THE COURT



MAGDELINE D. COLEMAN
CHIEF U.S. BANKRUPTCY JUDGE

Dated: February 12, 2021

TOVA WEISS, ESQ.
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DEBTOR'S ATTORNEY – SERVED ELECTRONICALLY

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DEBTOR – SERVED VIA REGULAR MAIL

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PARTY IN INTEREST – SERVED VIA REGULAR MAIL

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Chapter 13 Trustee
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CHAPTER 13 TRUSTEE-SERVED ELECTRONICALLY

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